

149.0

0006

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

926,200 / 926,200

USE VALUE:

926,200 / 926,200

ASSESSED:

926,200 / 926,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
114		QUINCY ST, ARLINGTON

OWNERSHIP

Owner 1:	LEONE CARLA C	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 114 QUINCY ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

PREVIOUS OWNER

Owner 1:	MACCORA CATHERINE -
Owner 2:	-
Street 1:	114 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,397 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Wood Shingle Exterior and 1841 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5397		Sq. Ft.	Site		0	70.	1.08	8									407,337						407,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										98423
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date

06/27/18

!11676!

USER DEFINED

Prior Id # 1:	98423
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:49:07
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
149.0-0006-0012.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,000	0	5,397.	407,300	926,300	926,300	Year End Roll	12/18/2019
2019	101	FV	432,600	0	5,397.	407,300	839,900	839,900	Year End Roll	1/3/2019
2018	101	FV	432,600	0	5,397.	360,800	793,400	793,400	Year End Roll	12/20/2017
2017	101	FV	432,600	0	5,397.	302,600	735,200	735,200	Year End Roll	1/3/2017
2016	101	FV	432,600	0	5,397.	302,600	735,200	735,200	Year End	1/4/2016
2015	101	FV	379,200	0	5,397.	261,900	641,100	641,100	Year End Roll	12/11/2014
2014	101	FV	379,200	0	5,397.	253,100	632,300	632,300	Year End Roll	12/16/2013
2013	101	FV	379,200	0	5,397.	240,900	620,100	620,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACCORA CATHERI	51584-523		8/18/2008		635,000	No	No		
LIMA SALVATORE	32155-225		12/19/2000	Family	392,900	No	No	4	
	8346-543		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2014	1326	Heat App	11,000					
3/4/2010	144	Manual	3,000					REPAIR TERMITE DAM
9/9/2003	750	Re-Roof	5,000					
5/5/2003	338	Wood Dec	5,000					
11/19/2001	876	Alterati	28,000	C				REMODEL KITCHEN-1/
10/23/2001	788	Redo Bat	12,500	C				REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Inspected	189	PATRIOT
12/30/2008	Measured	336	PATRIOT
4/28/2001	MLS	MM	Mary M
1/18/2000	Inspected	276	PATRIOT
11/17/1999	Measured	268	PATRIOT
1/1/1982		MS	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	WALK UP UAT OF=BMT SINK & XTRA SHOWER IN BTH. .									
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	40 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix: 2	Rating: Good			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: RED/BEIGE	View / Desir:		Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1	# Units: 1			
GENERAL INFORMATION				OTHER FEATURES				Level FY LR DR D K FR RR BR FB HB L O									
Grade: B- - Good (-)	Year Blt: 1934	Eff Yr Blt:		Total Units:	Location:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1		
Alt LUC:		Alt %:		Floor:	% Own:												
Jurisdct: G12		Fact: .		Name:													
Const Mod:				DEPRECIATION				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Phys Cond: VG - Very Good	4.6 %	Functional:		Exterior:	No Unit	RMS	BRs	FL	Interior:				
INTERIOR INFORMATION				Economic:		Special:			1	7	3	M	Additions:				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:		Override:								Kitchen:					
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Total:	4.6 %							Baths: 2001					
Bsmnt Flr: 12 - Concrete	Subfloor:											Plumbing:					
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S									Electric:					
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	NBHD Inf: 1.00000000								Heating:					
Solar HW: NO	% Sprinkled:			NBHD Mod:								General:					
CALC SUMMARY				Basic \$ / SQ: 125.00		Size Adj.: 1.20596743		Rate	Parcel ID	Typ	Date	Sale Price					
				Const Adj.: 0.99176210		Adj \$ / SQ: 149.504											
				Other Features: 97150		Grade Factor: 1.21											
				NBHD Inf: 1.00000000		LUC Factor: 1.00											
						Adj Total: 543937											
						Depreciation: 25021											
						Depreciated Total: 518916											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 149.0-0006-0012.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							